

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

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# POTTAWATOMIE COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 30 +/- ACRE PROPERTY WITH ACCESS CLOSE TO THE HIGHWAY

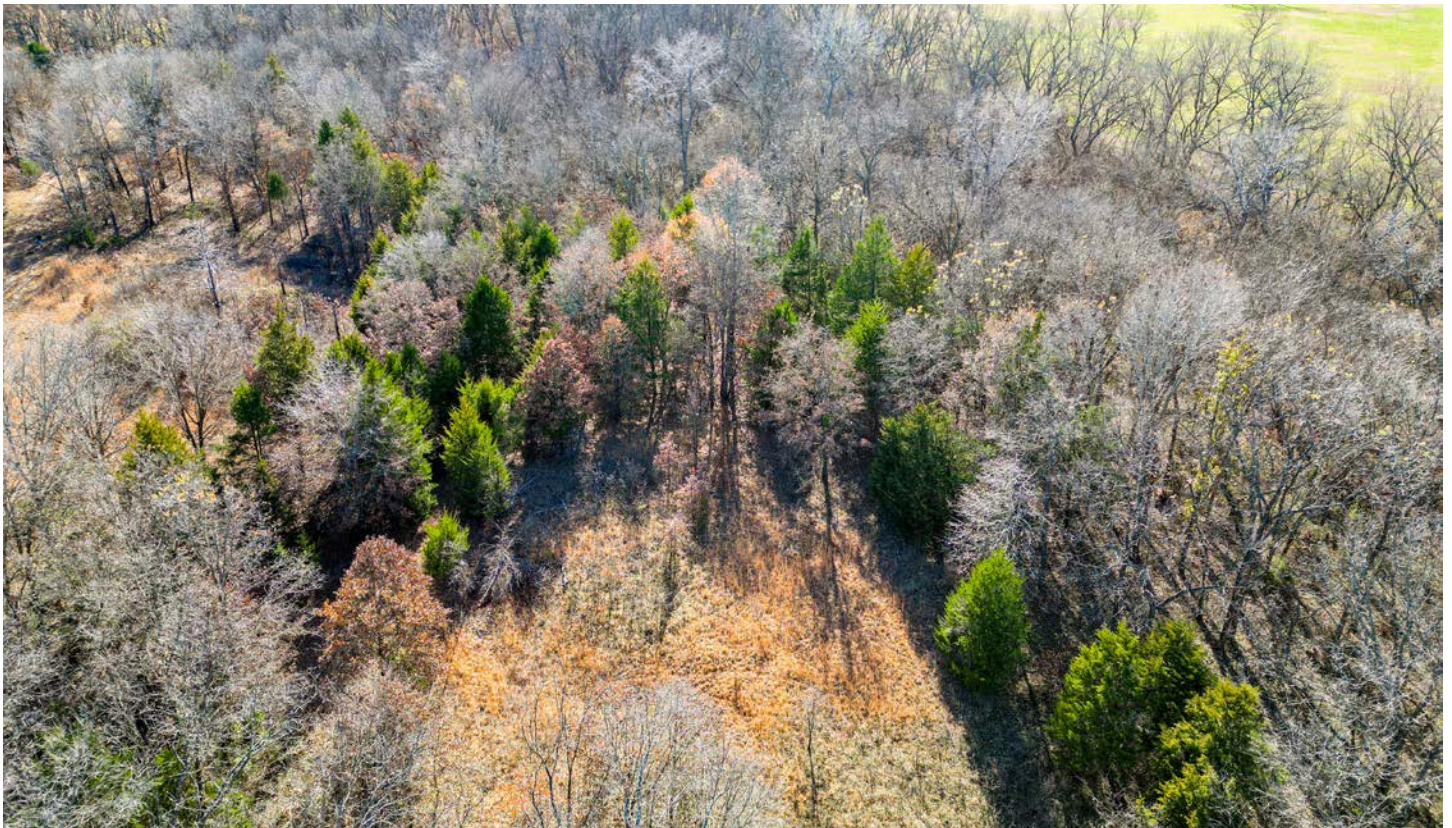
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This 30 +/- acre hunting and recreational property offers the perfect combination of accessibility, natural beauty, and wildlife. Located just a short distance from the highway, it provides the convenience of easy travel while maintaining a sense of privacy and seclusion. Whether you're looking for a place to hunt, explore, or relax, this land offers endless opportunities for outdoor enjoyment.

The property features scattered pecan trees that not only add charm and beauty to the landscape but also provide the potential for harvesting. These pecan trees are a standout feature, offering a unique, natural element to the land that enhances both its aesthetic and

practical value. While the property feels miles away from the hustle and bustle of city life, it's conveniently located just off the highway, offering easy access for weekend trips, camping excursions, or even a future cabin or home site.

This land offers lots of potential, whether you're looking to establish a recreational retreat or build a private residence in a natural setting. With its combination of mature trees, varied terrain, and easy access, this 30 +/- acre property is a rare find that will fulfill a wide range of outdoor aspirations. Call Vance Mullendore at (918) 619-2187 today to schedule a showing!





# PROPERTY FEATURES

PRICE: **\$149,000** | COUNTY: **POTTAWATOMIE** | STATE: **OKLAHOMA** | ACRES: **30**

- 30 +/- acres
- Pecan trees
- Whitetail deer
- Timber
- Gravel road access
- Water available at the road
- Electric available on the road
- Potential build site
- Private and secluded
- Access close to the highway

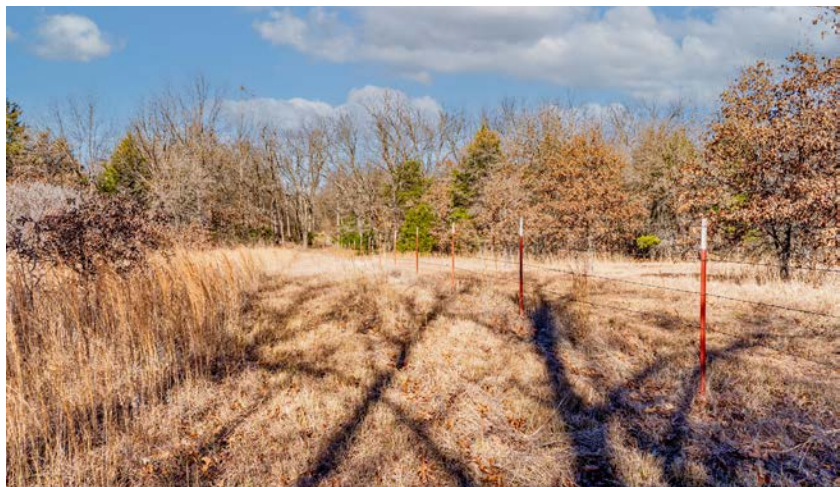




# POTENTIAL BUILD SITE

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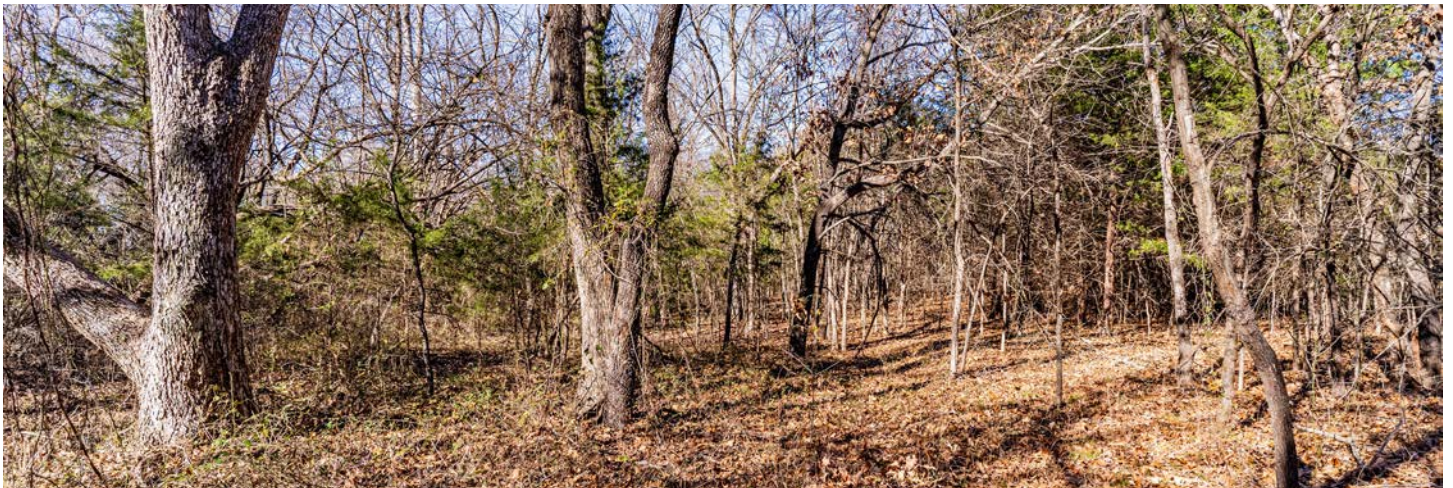
## GRAVEL ROAD ACCESS

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## PECAN TREES

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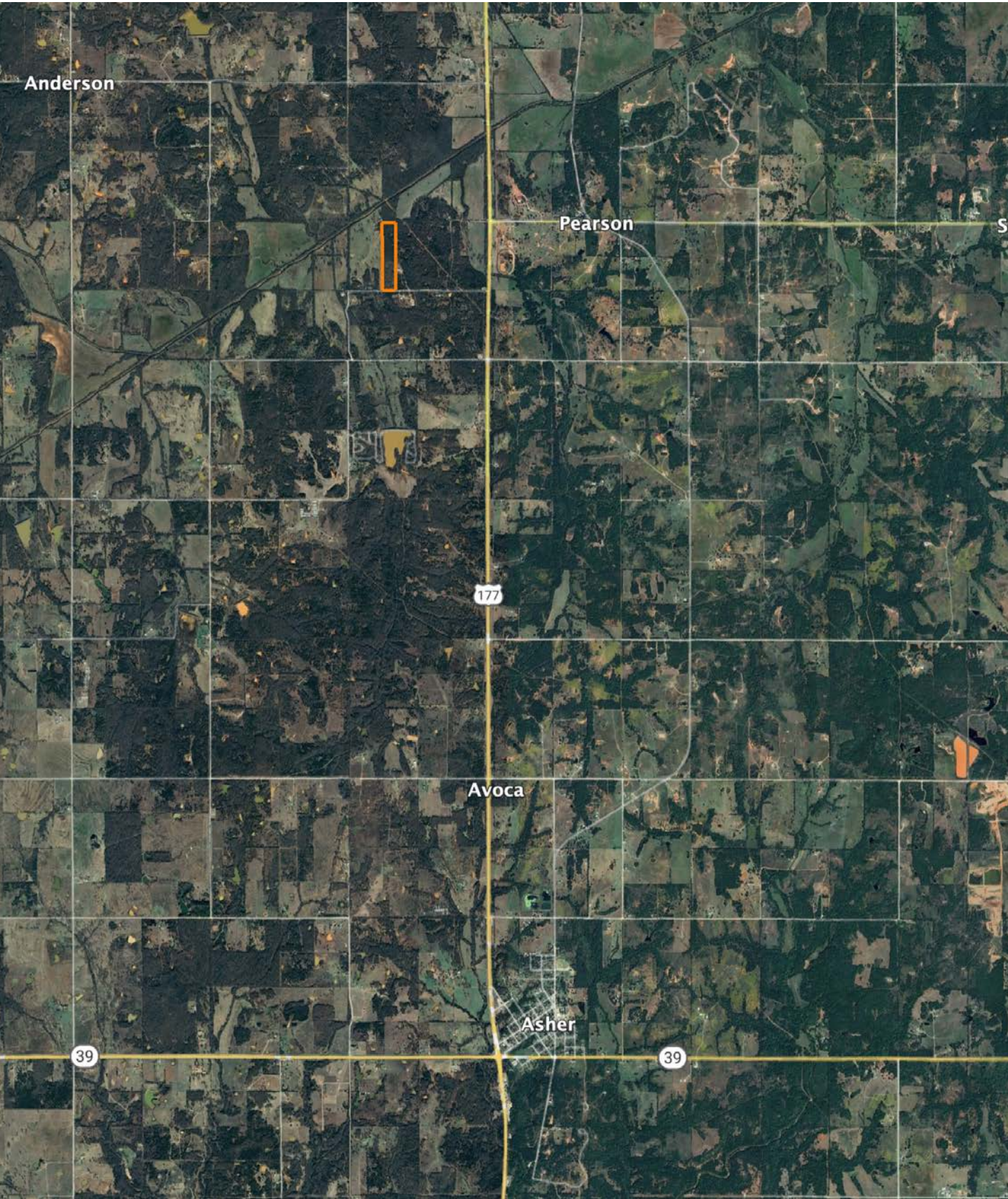
# AERIAL MAP

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# OVERVIEW MAP





# AGENT CONTACT

Born and raised in Tulsa, Vance has a longstanding connection to the land, with his family's ranching heritage in Oklahoma stretching back to the early 1900s. Growing up on various ranches, Vance gained firsthand knowledge of land management, cattle operations, and ranching practices, cultivating a deep appreciation for the land and the unique value it holds for individuals and families. His upbringing also fostered a deep passion for hunting, particularly whitetail deer and waterfowl. These experiences have further enhanced his understanding of the land, allowing him to recognize its value not only for agricultural purposes but also for recreational use.

Vance graduated from Oklahoma State University with a Bachelor of Science in Agriculture Business and Natural Resources Agribusiness, complemented by a minor in Real Estate Appraisal. This solid academic foundation, paired with his practical experience, equips Vance with the expertise to guide clients through the complexities of buying or selling land. His understanding of land values, agricultural practices, and the intricate details of ranching ensures that his clients receive well-informed, strategic advice tailored to their specific needs.

Vance's passion for the outdoors is intertwined with his strong Christian faith, which guides his approach to life and work. Whether he's hunting, fishing, or spending time outdoors with his family, Vance sees the land as a reflection of God's creation. His dedication to his faith and his belief in the importance of stewardship drives him to help others achieve their dreams of land ownership.

For Vance, land is more than just an investment; it's a legacy, a connection to heritage, and a space where families can grow and thrive. His unwavering commitment to his clients, deep understanding of ranching practices, and faith-driven approach make him a trusted and reliable partner for anyone looking to buy or sell property in Northeast Oklahoma and Kansas.



**VANCE MULLENDORE**

LAND AGENT

**918.505.4865**

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